165.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	873,800 / 873,800
					USE VALUE:	873,800 / 873,800
					ASSESSED:	873,800 / 873,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17	-19	SURRY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCALFATI JULIE
Owner 2:	
Owner 3:	
Street 1:	60 MIDDLESEX ST
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02140 Type:

PREVIOUS OWNER

Owner 1:	SCALFATI JULIE/TRUSTEE -
Owner 2:	ALBERT CARDONE TRUST -
Street 1:	19 SURRY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,858 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Wood Shingle Exterior and 2513 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4858.000	477,800		396,000	873,800
Total Card	0.112	477,800		396,000	873,800
Total Parcel	0.112	477,800		396,000	873,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.70 | /Parcel: 347.7

Legal Description

User Acct 109279

GIS Ref

GIS Ref

Insp Date 07/25/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 165.0-0003-0012.0

!12780!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	477,900	0	4,858.	396,000	873,900	873,900	Year End Roll	12/18/2019
2019	104	FV	369,800	0	4,858.	396,000	765,800	765,800	Year End Roll	1/3/2019
2018	104	FV	369,800	0	4,858.	350,800	720,600	720,600	Year End Roll	12/20/2017
2017	104	FV	346,300	0	4,858.	294,200	640,500	640,500	Year End Roll	1/3/2017
2016	104	FV	346,300	0	4,858.	294,200	640,500	640,500	Year End	1/4/2016
2015	104	FV	307,800	0	4,858.	254,600	562,400	562,400	Year End Roll	12/11/2014
2014	104	FV	307,800	0	4,858.	246,100	553,900	553,900	Year End Roll	12/16/2013
2013	104	FV	320,600	0	4,858.	234,200	554,800	554,800		12/13/2012

PRINT

Date	Time
12/11/20	02:49:50

LAST REV

Date	Time
09/16/19	11:11:33

danam

12780

USER DEFINED

Prior Id # 1:	109279
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCALFATI JULIE/	66124-69		9/24/2015	Estate/Div	620,000	No	No		
CARDONE ALBERT	32433-307		2/16/2001	Family	100	No	No		Christina Cardone dod 2/2/2015
	11205-439		9/6/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2019	802		21,000	C				
4/2/2010	247	Manual	2,500					REPLACE DECKING

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	CC	Chris C
10/27/2008	Meas/Inspect	163	PATRIOT
10/26/2000	Hearing N/C	163	PATRIOT
1/21/2000	Inspected	263	PATRIOT
12/21/1999	Mailer Sent		
12/3/1999	Measured	270	PATRIOT
7/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4858		Sq. Ft.	Site		0	70.	1.16	8									396,017						396,000	

Total AC/HA: 0.11152 | Total SF/SM: 4858 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 396,017 | Spl Credit | Total: 396,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07822180
Const Adj.:	0.98990101
Adj $ / SQ:	181.447
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	649139
Depreciation:	171373
Depreciated Total:	477766

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

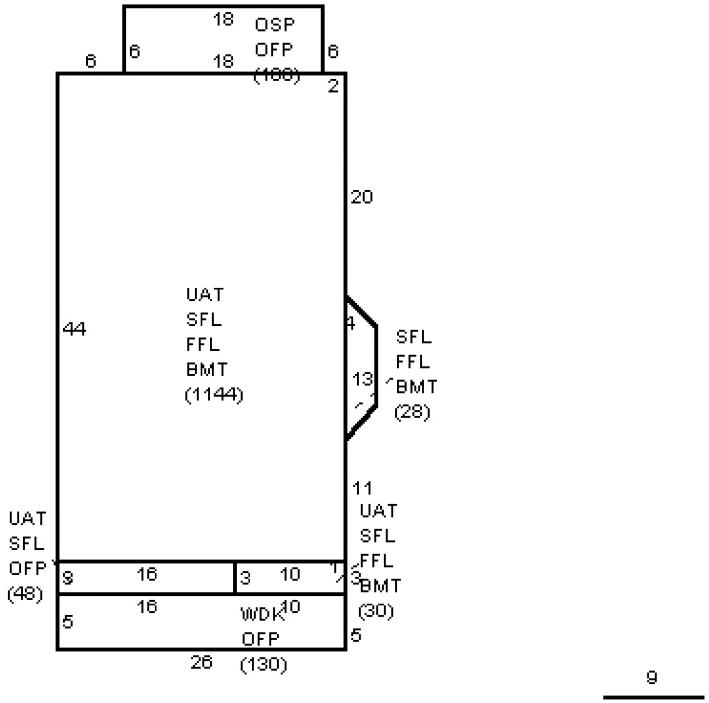
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	181.45
Special Features:	0	Val/Su Net:	106.56
Final Total:	477800	Val/Su SzAd	194.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,250	181.450	226,808
BMT	Basement	1,202	54.430	65,430
FFL	First Floor	1,202	181.450	218,099
UAT	Upper Attic	306	83.470	25,499
OFP	Open Porch	286	22.040	6,305
WDK	Deck	130	13.550	1,762
OSP	Screen Porch	108	34.600	3,737
	Net Sketched Area:	4,484	Total:	547,640
Size Ad	2452	Gross Are	5400	FinArea 2513

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 165.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: